

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
DECEMBER 4, 2019
5:30 P.M.

On this the 4th day of December, 2019 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
POLLY RICKERT
JIM JARREAU
TIM DOOLEY
STEVE THOMAS
CHRIS KAISER
DARYL WHITWORTH
BRENDA SEGNER

ABSENT:

JILL TABOR

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

Janice Menking called the meeting to order at 5:30 P.M.

MINUTES

Jim Jarreau moved to approve the minutes of the November 2019 meeting and Brenda Segner seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (EC-1908) Request by Kevin Kunz to Consider Entry Corridor Design Standards and Guidelines for 706 E. Main Street.

Steve Thomas recused himself and left the table.

Brandon Weinheimer presented the application. He discussed a change to the drive through with a shed roof instead of the arched roof that was submitted and reviewed by City Staff

Brian Jordan stated staff recommends approval conditioned upon color selection, he saw no issue with the proposed roof change.

Brenda Segner asked if the existing ground sign would remain. Brandon stated this would be removed.

Polly made a motion to approve application EC-1908 with shed roof over drive-though and no color selection. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Consider (Z-1918) Request by City of Fredericksburg to Consider an Ordinance Amending the Text of the Zoning Ordinance for C1.5, Medium Commercial Zoning District.

Jim Jarreau made a motion to open the Public Hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Brian Jordan, Director of Development, presented the application. He stated the City Council adopted this Ordinance 2019-12 on April 15, 2019. This ordinance established the new C 1.5 Medium Commercial Zoning District. This district was established to provide a zoning District between the C-1 Neighborhood Commercial District and the C-2, Commercial District. It was recently brought to our attention when someone was considering a use on a property that the uses approved do not match the uses that were adopted in the ordinance.

Staff recommends approval of the corrected list of permitted and conditional uses. It is also recommended that the Commission review the list of uses to determine if there are other uses that could be included. Indoor Sports and Recreation was discussed as a use that could be included.

Jim Jarreau made a motion to close the Public Hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Janice Menking called the item to receive recommendation and consider (Z-1918)

Jim Jarreau made a motion to recommend changes per staff recommendation, including adding Indoor Sports and Recreation as a Conditional Use. Polly Rickert seconded. All voted in favor and the motion carried.

MISCELLANEOUS

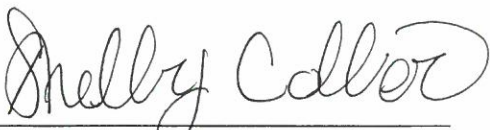
Brian Jordan stated Staff would like to schedule a joint meeting with the Council, HRB and P&Z at the end of January or early February. The Commission recommended an evening or late afternoon meeting.

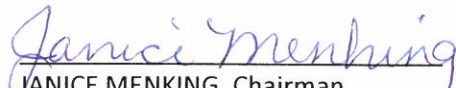
The Commission expressed an interest in evaluating zoning along the Friendship Lane Corridor. Perhaps a Comprehensive Plan discussion for 2020.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Chris Kaiser . All voted in favor and the meeting was adjourned at 5:59 p.m.

PASSED AND APPROVED this 8th day of January 2020.


SHELBY COLLIER, Development Coordinator


JANICE MENKING, Chairman